REMARKS

Examiner Conference

Applicant thanks the Examiner for the telephone conference on June 24, 2008. In view of the discussion during the telephone conference, Applicant has amended the claims as follows to overcome the claim rejections and to distinguish over the prior art references.

35 U.S.C. 101 Rejections

The Office Action rejects claims 1-2, 7-12, 16 and 18-29 under 35 U.S.C. §101 because the claimed invention is directed to non-statutory subject matter. Specifically, the Examiner states that the claims are merely directed "to an abstract idea without any real world application, which renders the claims as non-statutory."

Applicant has amended claim 1 to recite a method of compiling real property information from a central database comprising providing a computer system for executing a website. The computer system is configured to retrieve data from the central database via a computer network. The method includes storing real property information from a portfolio of real properties on the central database. The real property information is organized into a plurality of information categories consisting of general purpose records, infrastructure records, business records, accounting records, and maintenance records, to aid in retrieval of the real property information based on specific requests therefor. The method includes determining a valuation of each of the real properties of the portfolio of real properties, retrieving the real property

information from multiple information categories on the central database, and combining the real property information from the multiple information categories to provide a set of real properties from the portfolio of real properties. The set of real properties to be offered as collateral in a loan package such that a fair market valuation of the set of real properties is at least equal to a value of the loan package in the event of a foreclosure and default sale. The method includes providing access to the real property information related to the set of real properties to a lender through the website by providing a log-in code to the lender which limits the lender to viewing the real property information related to the set of real properties, and providing search selections for the lender to search based on attributes of the set of real properties. The lender makes selections to view the real property information which is retrieved from the central database. The method includes providing a summary of search results for a plurality of real properties when search selections match more than one real property, transmitting the real property information to a client computer system, and displaying only a first portion of the real property information related to the set of real properties which is approved for lender viewing. The method includes receiving a request for a second portion of real property information from the lender, verifying user access privileges of the lender, and adding the second portion of real property information to that approved for lender viewing if the lender has sufficient user access privileges. The method includes displaying the real property information as selected by the lender on the website. The website includes a user interface for filtering the real property information and is transmitted to the client computer

system via a computer network.

The steps of providing a computer system for executing a website, wherein the computer system is configured to retrieve data from the central database via a computer network, transmitting the real property information to a client computer system, and displaying the real property information as selected by the lender on the website, wherein the website includes a user interface for filtering the real property information and is transmitted to the client computer system via a computer network all involve a physical transformation of one or more real-world objects and provide a useful, concrete and tangible result. The system first communicates with a database system to retrieve data. After retrieving the data, it is modified and the system outputs a website that is communicated to a client computer system by a computer network. Accordingly, the present claim describes a system that retrieves data from a database system, modifies the data, and outputs a website that is communicated via a computer network. As a result, the present claim is believed to provide both a useful, concrete and tangible result and a transformation or reduction of an article to a different state or thing to satisfy § 101. MPEP 2106. The amendments are supported by at least paragraphs 17-20 and 79-82 of the original disclosure. Accordingly, claim 1 is believed to overcome the § 101 rejection. Furthermore, claim 2 is believed to overcome the § 101 rejection as it depends from claim 1.

Applicant has cancelled claims 7-12, 16 and 18-24 rendering the rejections of those claims moot.

Applicant has amended claim 25 to recite a computer system for compiling real property information from a central database comprising means for providing a computer system for executing a

website. The computer system is configured to retrieve data from the central database via a computer network. The system includes means for storing real property information from a portfolio of real properties on the central database. The real property information is organized into a plurality of information categories consisting of general purpose records, infrastructure records, business records, accounting records, and maintenance records, to aid in retrieval of the real property information based on specific requests therefor. The system includes means for determining a valuation of each of the real properties of the portfolio of real properties, means for retrieving the real property information from multiple information categories on the central database, and means for combining the real property information from the multiple information categories to provide a set of real properties from the portfolio of real properties. The set of real properties to be offered as collateral in a loan package such that a fair market valuation of the set of real properties is at least equal to a value of the loan package in the event of a foreclosure and default sale. The system includes means for providing access to the real property information related to the set of real properties to a lender through the website by providing a log-in code to the lender which limits the lender to viewing the real property information related to the set of real properties, and means for providing search selections for the lender to search based on attributes of the set of real properties. The lender makes selections to view the real property information which is retrieved from the central database. The system includes means for providing a summary of search results for a plurality of real properties when search selections match more than one real property, means for

transmitting the real property information to a client computer system, and means for displaying only a first portion of the real property information related to the set of real properties which is approved for lender viewing. The system includes means for receiving a request for a second portion of real property information from the lender, means for verifying user access privileges of the lender, and means for adding the second portion of real property information to that approved for lender viewing if the lender has sufficient user access privileges. The system includes means for displaying the real property information as selected by the lender on the website. The website includes a user interface for filtering the real property information and is transmitted to the client computer system via a computer network.

The means for providing a computer system for executing a website, wherein the computer system is configured to retrieve data from the central database via a computer network, means for transmitting the real property information to a client computer system, and means for displaying the real property information as selected by the lender on the website, wherein the website includes a user interface for filtering the real property information and is transmitted to the client computer system via a computer network all involve a physical transformation of one or more real-world objects and provide a useful, concrete and tangible result. The system first communicates with a database system to retrieve data. After retrieving the data, it is modified and the system outputs a website that is communicated to a client computer system by a computer network. Accordingly, the present claim describes a system that retrieves data from a database system, modifies the data, and outputs a website that is communicated via a computer network. As a result, the

present claim is believed to provide both a useful, concrete and tangible result and a transformation or reduction of an article to a different state or thing to satisfy § 101. MPEP 2106. The amendments are supported by at least paragraphs 17-20 and 79-82 of the original disclosure. Accordingly, claim 25 is believed to overcome the § 101 rejection. Furthermore, claim 26 is believed to overcome the § 101 rejection as it depends from claim 25.

Applicant has cancelled claims 27-29 rendering the rejections of those claims moot.

35 U.S.C. 112 Rejections

The Office Action rejects claims 1-2, 7-12, 16 and 18-29, under 35 U.S.C. §112, second paragraph, as being indefinite for failing to particularly point out and distinctly claim the subject matter which applicant regards as the invention.

As to claim 1, Applicant has amended claim 1 to clearly define the multiple information categories. The Office Action also states, "it is unclear what does the claimed 'each of the portfolio of real properties' refer to." Applicant has amended the rejected claim language to render the § 112, second paragraph, rejection moot. Accordingly, claim 1 is believed to overcome the § 112, second paragraph, rejection. Furthermore, claim 2 is believed to overcome the § 112 rejection as it depends directly from claim 1.

Applicant has cancelled claims 7-12, 16 and 18-24 rendering the rejections of those claims moot.

As to claim 25, the Office Action states that the "related structures" lacks antecedent basis because it is not defined by the instant specification. Applicant has amended claim 25 to

overcome the § 112 rejection, second paragraph, rejection. Claim 26 is believed to overcome the § 112 rejection as it depends from claim 25.

Applicant has cancelled claims 27-29 rendering the rejections of those claims moot.

35 U.S.C. 103 Rejections

The Office Action rejects claims 1-2, 7-12, 16, and 18-29 under 35 U.S.C. §103(a) as being unpatentable over US Publication 2003/0036963 (Jacobson) in view of US Publication 2002/0147625 (Kolke).

With respect to claim 1, none of the prior art references teach or suggest determining a valuation of each of the real properties of the portfolio of real properties, retrieving the real property information from multiple information categories on the central database, and combining the real property information from the multiple information categories to provide a set of real properties from the portfolio of real properties. The set of real properties are to be offered as collateral in a loan package such that a fair market valuation of the set of real properties is at least equal to a value of the loan package in the event of a foreclosure and default sale.

The references describe web or Internet portals that allow a user to research properties and apply for loans for the purposes of purchasing one or more properties. For example, with reference to the Jacobson reference, the "research center tool enables users to conduct research on specific properties, markets, submarkets or property types within a market, to research and verify the credit worthiness of potential tenants, and to search commercial real estate news articles from an

aggregated database." See Abstract. The references only provide automated systems for researching and requesting loans to purchase real estate. In contrast to the present claim, the references never disclose a system for selecting a set of real estate properties to be offered as collateral for a loan. The references only deal with the purchase of real estate and do not discuss the preparation of collateral packages wherein the collateral package includes real estate.

Claim 1, as amended, is believed to patentably distinguish over the references. Claim 2 is believed to be in condition for allowance as it is dependent from an allowable base claim.

Applicant has cancelled claims 7-12, 16 and 18-24 rendering the rejections of those claims moot.

With respect to claim 25, none of the prior art references teach or suggest means for determining a valuation of each of the real properties of the portfolio of real properties, means for retrieving the real property information from multiple information categories on the central database, and means for combining the real property information from the multiple information categories to provide a set of real properties from the portfolio of real properties. The set of real properties to be offered as collateral in a loan package such that a fair market valuation of the set of real properties is at least equal to a value of the loan package in the event of a foreclosure and default sale.

The references describe web or Internet portals that allow a user to research properties and apply for loans for the purposes of purchasing one or more properties. For example, with reference to the Jacobson reference, the "research center tool enables users to conduct research on specific properties,

markets, submarkets or property types within a market, to research and verify the credit worthiness of potential tenants, and to search commercial real estate news articles from an aggregated database." See Abstract. The references only provide automated systems for researching and requesting loans to purchase real estate. In contrast to the present claim, the references never disclose a system for selecting a set of real estate properties to be offered as collateral for a loan. The references only deal with the purchase of real estate and do not discuss the preparation of collateral packages wherein the collateral package includes real estate.

Claim 25, as amended, is believed to patentably distinguish over the references. Claim 26 is believed to be in condition for allowance as it is dependent from an allowable base claim.

Applicant has cancelled claims 27-29 rendering the rejections of those claims moot.

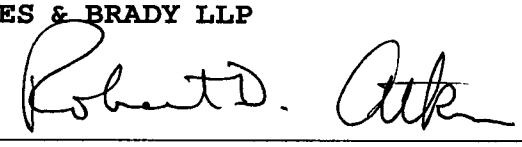
Conclusion

Applicant believes that all information and requirements for the application have been provided to the USPTO. If there are matters that can be discussed by telephone to further the prosecution of the Application, Applicant invites the Examiner to call the undersigned attorney at the Examiner's convenience.

The Commissioner is hereby authorized to charge any fees due with this Response to U.S. PTO Account No. 17-0055.

Respectfully submitted,
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